

Development Control Committee

Tuesday, 11 June 2013

Present: Councillor Paul Walmsley (Chair), and Councillors Henry Caunce, Jean Cronshaw, John Dalton, David Dickinson, Christopher France, Danny Gee, Harold Heaton, June Molyneaux, Mick Muncaster and Geoffrey Russell

Substitutes: Councillor Matthew Crow and Robert Finnamore

Also in attendance:

Councillors: Ken Ball, Steve Holgate, Alison Hansford, Paul Leadbetter and Roy Lees

Officers: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Robert Rimmer (Business Support Team Leader) and Cathryn Filbin (Democratic and Member Services Officer)

13.DC.41 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Dennis Edgerley, Dave Rogerson and Graham Dunn.

Councillors Matthew Crow and Robert Finnamore attended the meeting as Councillors Edgerley and Rogerson's respective substitutes.

13.DC.42 MINUTES

RESOLVED – That the minutes of the Development Control Committee held on 21 May 2013 be confirmed as a correct record and signed by the Chair.

13.DC.43 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest submitted for any items listed on the agenda.

13.DC.44 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted ten applications for planning permission.

In considering the applications, Members of the Development Control Committee took into account the agenda reports, the addendum and the verbal representatives and submissions provided by officers and individuals.

- a) **Application:** 12/00643/FUL - Land **Proposal:** Proposed new earth banked West of Oak View Leyland Lane slurry store/lagoon.
Ulnes Walton

Speakers: Objector – Dr Donovan Ross and the applicant's agent.

RESOLVED (9:2:2) – That full planning permission be approved subject to the conditions detailed within the report in the agenda and amendment to Condition 5C, reported verbally, to specify a date in the autumn before which the lagoon will not be brought back into use.

- b) **Application:** 12/01150/FUL - Play Area South of 44 Canal Walk **Proposal:** Erection of two detached dwellings on land presently used as a recreation ground.

The application was withdrawn by the applicant prior to the commencement of the meeting.

- c) **Application:** 13/00218/FUL - Rectory Farm, Town Road Croston Leyland PR26 9RA **Proposal:** Revision of part of existing planning approval 08/00715/FUL to include part demolition of barn and creation of three houses within remaining part, revision of house types A and C, removal of social housing and revision of the site layout.

RESOLVED (unanimously) – That the decisions for planning permission be deferred to a future Committee to allow necessary ecological surveys to be carried out.

- d) **Application:** 13/00178/FULMAJ - Duxbury Park Phase 2, between Myles Standish Way and Duxbury Gardens, Myles Standish Way, Chorley **Proposal:** Erection of 70 residential dwellings, associated garaging, car parking, access arrangements and landscape works.

RESOLVED (unanimously) – That planning permission be approved subject to the conditions detailed within the report in the agenda, the amended conditions detailed in the addendum and that delegated authority be given to officers to draft an appropriate condition to address drainage and in consultation with the Chair and Vice Chair of the Development Control Committee to negotiate the terms of a Section 106 legal agreement.

- e) **Application:** 13/00397/FUL - Land 40M South West of 17 Buttermere Avenue, Chorley **Proposal:** Erection of a single storey community centre.

Speaker: Ward Councillor – Councillor Steve Holgate

RESOLVED (unanimously) – That full planning permission be approved subject to the conditions detailed within the report in the agenda and the additional condition detailed in the addendum.

- f) **Application:** 12/00622/OUT - Rear of 241 Southport Road Ulnes Walton **Proposal:** Outline application for demolition of existing former workshop/distribution buildings and erection of three detached bungalows

(resubmission of application
12/00240/FUL)

RESOLVED (unanimously) – That planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda.

- g) Application:** 13/00364/FUL - Land **Proposal:** Change of use of land from 40M South of Euxton Youth Club, existing garden area to create 3 car Laurel Avenue, Euxton parking spaces

RESOLVED (unanimously) - That full planning permission be approved subject to the conditions detailed within the report in the agenda and an additional condition detailed in the addendum.

- h) Application:** 13/00348/FULMAJ - **Proposal:** Re-plan of plots B1-B65 Formerly Multipart Distribution (previously approved as part of planning Limited, Pilling Lane, Chorley approval 07/01226/REMMAJ) to replace the approved apartments with 16 houses and 24 apartments (40 units in total) including an amended vehicular access arrangement and parking accessed off Pilling Lane

Speaker: Applicant's agent

RESOLVED (unanimously) – That planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda.

The Chair announced that the following two items which related to Stanworth Farm Barn, Bolton Road, Withnell would be taken as one item but that the decisions would be voted on separately.

- i) Application:** 13/00418/FUL - **Proposal:** Conversion of disused barn into Stanworth Farm Barn, Bolton Road, four residential units. Withnell

RESOLVED (unanimously) – That planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda.

- j) Application:** 13/00419/LBC - **Proposal:** Conversion of disused barn into Stanworth Farm Barn, Bolton Road, four residential units Withnell

RESOLVED (unanimously) - That listed building consent granted subject to the conditions detailed within the report in the agenda.

13.DC.45 CERTIFICATE OF LAWFULNESS - YEW TREE FARM, COPPULL HALL LANE, COPPULL

Speaker: Ward Councillor - Councillor Ken Ball

The Director of Partnerships, Planning and Policy submitted an application for a Certificate of Lawfulness in respect of mixed use of agriculture and milk processing at Yew Tree House Farm, 53 Coppull Hall Lane, Coppull, Chorley.

RESOLVED (10:2:1) – That the application for a Certificate of Lawfulness be approved subject to the signing of a unilateral undertaking restricting the limit of the level of milk processing and hours of operation.

13.DC.46 OBJECTION TO TREE PRESERVATION ORDER NO: 3 HOGHTON

The Director of Partnerships, Planning and Policy submitted a report which sought Members instruction on whether to confirm Tree Preservation Order No. 3 (Hoghton) 2013 without modification in light on an objection being received from the owner of the site.

RESOLVED (unanimously) – That the Tree Preservation Order No.3 (Hoghton) 2013 be confirmed without modification.

13.DC.47 PLANNING APPEALS AND OTHER DECISIONS REPORT

The Director of Partnerships, Planning and Policy submitted a report which gave notification of one planning appeal and two enforcement appeals that had been allowed by the Planning Inspectorate.

13.DC.48 ENFORCEMENT REPORT

The report had been withdrawn prior to the commencement of the meeting.

Chair